



ZONING BOARD OF ADJUSTMENT

August 31, 2005

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, September 15, 2005**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road

- 49-05 The petition of Pearly & Jane Deneault, through Barbara Denault, for property located at 5 Thirteenth Street seeking relief from Articles 1.3, 3.3 and 4.5.1 to add a second story and a 15'8"x8' addition to the front and a 16'x9' addition to the rear, while reducing the existing four (4) unit multi-family use to a two (2) unit duplex. This property is located at Map 183, Lot 45 in a RA zone.
- 50-05 The petition of Diane Gordon for property located at 20 Huckleberry Lane seeking relief from Article 4.1.1 to construct a new single family home on an existing lot of record having 10,849 sq. ft. where 15,000 sq. ft. of area per dwelling unit is now required. This property is located at Map 115, Lot 7 in a RA zone.
- 51-05 The petition of Janet Reynolds, Trustee of Fatima Realty Trust, for property located at 377 Ocean Boulevard seeking relief from Article 4.4 for additional height required to provide sufficient space between floors for structure to be constructed: T.O. Roof 64', T.O. Parapet 69', T.O. Pool, stairs, elevator 81'. This property is located at Map 265, Lot 20 in a BS zone.
- 52-05 The petition of 20 Keefe Avenue Realty Trust for property located at 20 Keefe Avenue seeking relief from Articles 4.1.1 (as restricted by 2.3.7, if applicable), 4.2, 4.4, 4.5.1, 4.5.2, 8.2.1, 8.2.2, 8.2.3, 8.2.4 and 8.2.6 to construct 10 condominium units, 2 in a duplex building, 2 in a second duplex building and 6 in a third building, where density, setbacks, frontage and recreation requirements are not met and where a venting cupola extends to 40 feet. This property is located at Map 290, Lots 68 and 69 in a RB zone.
- 53-05 The petition of Roberta Reed for property located at 43 Leavitt Road seeking relief from Articles 1.3 and 4.5.2 to add a garage addition to existing dwelling, the side setback will be 8'2" where 10' is required. This property is located at Map 192, Lot 7 in a RA zone.
- 54-05 The petition of Horace DesRochers, Jr., through option holder Nathan Page, for property located at 121 Mill Road seeking relief from Articles 1.3, 4.2 and 4.3 to create two nonconforming lots where one nonconforming lot exists. The existing lot is 3.04 acres: new lot A would become 2.02 acres, or 88,042 sq. ft., with nonconforming frontage of 39.92 feet on Ridgeview Terrace and 39.93 feet on Mill Road; new lot B would become 1.02 acres, or 44,642 sq. ft. with 100 ft. on Ridgeview Terrace. This property is located at Map 145, Lot 15 in a RA zone.
- 55-05 The petition of Gwendolyn Hurd, Trustee for property located at 3 Old Stage Road seeking relief from Article 3.3 that prohibits two-family dwelling units in a RAA zone. This property is located at Map 137, Lot 2 in a RAA zone.
- 56-05 The petition of Colsak Investment, LLC for property located at 426 Winnacunnet Road seeking relief from Articles 1.3 (as to 4.1.1, 8.2.3 and 8.2.6) to create a single family residential lot from the existing cabin colony, which lot will be completely conforming but will cause the remaining land to become more nonconforming. This property is located at Map 208, Lot 48 in a RA/RB zone.

- 57-05 The petition of Richard Stiles, Jr., through Eric Marquis, for property located at 16 Glen Road seeking relief from Articles 1.3, 4.5.1 and 4.5.2 to remove and rebuild the second floor and up of an existing structure that does not meet setbacks. This property is located at Map 150, Lot 39 in a RB zone.
- 58-05 The petition of Hampton Marina Condo Association for property located at 17 Whitten Street, Units 1-7, seeking relief from a prior 1983 Zoning Board Decision with the condition of seasonal use only. We are currently requesting that year round use be approved when the cottages are brought up to Code standards for year round occupancy. This property is located at Map 295, Lot 41 in a BS zone.
- 59-05 The petition of Phyllis Grammatic, through option holder M.K. Ashworth LLC, for property located at 580 Winnacunnet Road seeking relief from Articles 4.1.1, 8.2.1, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to replace existing 22 unit motel with 30 residential condominium units. This property is located at Map 235, Lot 7 in a BS zone.
- 60-05 The petition of Jean Boudreau, through option holder M.K. Ashworth LLC, for property located at 154-156 Ashworth Avenue seeking relief from Articles 4.1.1, 8.2.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to construct a seven (7) unit residential condominium, existing home and motel to be demolished. This property is located at Map 293, Lots 92 and 110 in a BS zone.
- 61-05 The petition of Thomas, Edwin III & David Batchelder for property located at 411 Exeter Road seeking relief from Article 3.30 to set up a candle workshop inside one of the existing outbuildings on the property. This property is located at Map 37, Lot 6 in a RAA zone.

BUSINESS SESSION

1. Appeal of Hampton Board of Selectmen from Decision of Hampton Planning Board approving Three LG, LLC Site Plan
2. Adoption of Minutes.

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment
Robert (Vic) Lessard, Chairman